BILL GARRETT, Davidson County
Trans:T20120053505 DEEDWARR
Recvd: 07/20/12 10:25 2 pgs
Fees:13.00 Taxes:906.50

20120720-0063889

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 5.6.13
(AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No.: AV-12-3814

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Beals	Guaranty Trust Co.	061-15-0-303.00
(NAME)	(NAME)	
3814 Baxter Avenue	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AMANDA L. KINNEY (NOW KNOWN AS AMANDA L. TESFAYE) AND BENJAMIN GIRMA TESFAYE, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTOPHER M. BEALS AND WIFE, JACQUELINE M. BEALS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly one half of Lot No. 33 on the map of the subdivision of the Maplewood Home Tract, of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 33 fronts 55 feet on the easterly side of Baxter Street and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Amanda L. Kinney and Benjamin Girma Tesfaye, wife and husband, by Warranty Deed from Charles D. Butler and wife, Jennifer Butler and Kathleen M. Zuccaro, unmarried, dated June 21, 2010, of record in Instrument Number 20100625-0049588, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3814 Baxter Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18 day of July, 2012.

Amanda L. Tesfaye

Benjamin Girma Tesfaye by attorney in fact
Benjamin Girma Tesfaye
by Amanda L. Tesfaye Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda L. Tesfaye, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of July, 2012.

Notary Public
My Commission Expires: 01/07/2013

STATE OF Tennessee
COUNTY OF Davidson

On this the 18 day of July, 2012, before me personally appeared Amanda L. Tesfaye, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Benjamin Girma Tesfaye and who acknowledged she executed the same as the free act and deed of the said Benjamin Girma Tesfaye.

Witness my hand and official seal, this the 18 day of July, 2012.

Notary Public
My Commission Expires: 01/07/2013

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171